

March 18, 2016

City Council;

Today's memo includes information from Tuesday's Council meeting. Highlights include:

- Symphony/Opera Update
- General Assembly Stormwater Fees Update
- Plans for Riverview Village
- Renovate Norfolk

This week the Tidewater Metro Ministers' Conference hosted a press conference to announce their plans to partner with police and help fight crime. Staff will work with them to implement "tip boxes" and support their town hall meetings to bolster relationships with the community.



I'm also pleased to share the Norfolk Community Services Board has launched the Road2Home program. This grant supported program consists of case managers and a variety of experts in the fields of housing, benefits and vocational skills. The Team's primary goal is to provide support and housing stabilization services to chronically homeless individuals and to veterans with behavioral health disorders in Norfolk, Chesapeake, and Western Tidewater.

The Road2Home staff will assist this vulnerable population in gaining access to any permanent housing opportunities that are available. Once housed, the Road2Home staff will continue to support individuals in addressing any challenges that may arise and helping the individuals become stable in their new home.





## MEMORANDUM

TO: City Council

FROM: Lori A. Crouch, Public Relations Manager

COPIES TO: City Clerk, City Attorney

SUBJECT: Council Interests

DATE: March 18, 2016

Today's memo includes information from Tuesday's Informal Session.

**OV Fire Condo Management Association:** Staff has reached out to the Condo Association. Discussions are underway regarding how many of the 5 units can be rebuilt. Any new construction will have to conform to current zoning guidelines, including setbacks and floodplain considerations. Staff will continue to maintain open lines of communication as this process moves forward.

**Riverview Updates:** Staff is working on driver feedback signs to discourage speeding and we will work with Norfolk Police to step up enforcement. Staff will convert outside lanes on Granby Bridge into bike lanes. We are analyzing bike lanes in the Village. This concept has the potential to result in the loss of resurfacing dollars. We are designing gateway arches. We are also working on a parking solution for 41<sup>st</sup> Street.

**Police Staffing:** The City Manager and Chief meet weekly to discuss a variety of police department issues ranging from personnel to equipment needs. The Police Department does not have vacancies due to a lack of funding. On average the Department carries approximately 20 -25 vacancies. The vacancies are consistent with the number of officers transitioning from law enforcement, retiring from the City, and cross-over from an average of two recruiting classes a year.

**SPSA Update:** Staff will present information to Council during the March 22<sup>nd</sup> Informal Session.

**Norfolk Public Schools Field/Equipment/Tennis:** Staff reached out to NPS staff to schedule a meeting in order to ensure that we are working together on schools' athletic assets. More specifically, city staff visited and reviewed both high schools' tennis courts.

Booker T. Washington's tennis courts were repaired two years ago. Since then, water/drainage pipes underneath the courts failed causing substantial damage. Staff anticipates this will require a comprehensive repair and we are soliciting for quotes to share with NPS staff.

Maury High School's tennis courts were evaluated, as well. Work orders have been generated for the easier, immediate fixes. City staff will work with NPS staff about the more substantial repairs.





**Teachers for Athletes at Ruffner Academy** – Staff have coordinated with Norfolk Public Schools to determine the cost of providing five teachers, four days a week, for one hour a day at Ruffner Academy. It is estimated the annual personnel cost of this program is approximately \$18,000. City staff are still working with NPS staff to determine the cost of any transportation-related needs.

**Renovate Norfolk:** The Department of Neighborhood Development has protocols in place to mitigate any displacement of residents as part the Renovate Norfolk initiative. Staff would only activate protocols when a life and safety issue puts a resident at risk.

**Symphony/Opera Update:** For more than two years, city staff has worked with both the Opera and Symphony to determine how best to repay their debts owed not only to the City but to the other localities in which they perform. The parties agreed to a five (5) year – three (3) year deferral of debt owed and then two (2) years for complete repayment – repayment plan that at root requires that the Opera and Symphony remain current with the City. This repayment plan gives both the Opera and Symphony the greatest ability to remain viable, become fiscally healthy and mirrors other localities' repayment plans.

Both arts organizations' executives and their boards recognize Norfolk as the arts and cultural hub of this region if not the state, and as such, they have taken this repayment planning process extremely seriously. Since agreeing to remain current with the City, both the Opera (January 2015) and Symphony (September 2015) have paid their rent to the City.

On April 26, 2016, city staff will docket a lease renewal between the City and Opera at the Harrison Opera House.

**General Assembly Action Update:** The railroad stormwater utility fee exemption was defeated on March 11<sup>th</sup>. Currently the city does not charge Norfolk Southern or other railroads for their rail lines. We do not believe any other Hampton Roads community charges for their tracks.

**Residential Assessments:** The Office of the Real Estate Assessor provides the following overview of the city's assessment process. Attached to this memo is a list of assessment changes by neighborhood from the FY 2015 Annual Report Office of the Real Estate Assessor. The city by law annually conducts a general reassessment with assessments effective July 1.

- Annual reassessments keep pace with changes in the market.
- It is not possible to smooth out assessments since State law requires assessments to be 100 percent of fair market value. Fair market value is the price the property would bring when it is offered for sale by one who desires but is not obliged to sell it, and is bought by one who desires but is under no necessity of having it.
- Property values are determined using one of three ways:
  - Sales comparison approach – compares a property to others recently sold, taking into consideration over/underpricing, size, quality, location and time of sale

- Cost approach – considers how much it would cost at current material and labor costs to replace the property, taking into consideration depreciation and land value
- Income approach – considers the income a property would produce if it were rented, taking into consideration the cost of operating and maintaining the property; however, this approach is rarely used to appraise single family homes
- Valid sales by neighborhood that occurred in calendar year 2015 are used to establish the assessments effective July 1, 2016 (FY 2017).
  - Examples of transactions that are not considered valid sales: forced sales (i.e. due to foreclosure, divorce, bankruptcy); sales after foreclosure; sale between friends or family members; short sales; and auction sale.
- If a property owner disagrees with the assessment, the Real Estate Assessor provides a process to appeal the assessment.

#### **FY 2017 Projected Assessment Changes**

<b>Locality</b>	<b>Source</b>	<b>Overall Assessments percent change</b>	<b>Residential Assessments percent change</b>
Norfolk	(1)	1.7%	0.9%
Chesapeake	(1)	1.5%	1.41%
Hampton	(2)	1.1%	-0.06%
Portsmouth	(1)	0.79%	0.58%
Virginia Beach	(3)	3.0%	3.7%

Sources: (1) City assessor office; (2) City press release; (3) City Assessor Annual Report  
Information on Newport News and Suffolk is not yet available.



## Assessment Changes by Neighborhood

The following is a breakdown by neighborhood of the percentage of change for land, building and total values from 2014 to 2015. The neighborhood numbers are **residential** only and are broken down further into non-water front (00 extension), waterfront (50 extension) and water view (55 extension).

NBHD	Neighborhood Name	Land %	Bldg %	Total %
110100	Willoughby	0	6.66	3.22
110150	Willoughby - Water Front	5.05	9.25	7.14
110200	Ocean View	0	3.51	2.14
110250	Ocean View - Water Front	0	3.87	1.77
110300	Pinewell	0	9.45	6.01
110400	Pinewell By The Bay	0	5.09	4.17
110450	Pinewell By The Bay - Water Front	0	4.5	3.07
110500	Bayview	0.33	0.17	0.23
110550	Bayview - Water Front	0	13.2	7.11
110600	Capeview	0	-0.81	-0.53
110650	Capeview - Water Front	-14.99	-0.21	-9.42
110700	Shore Drive (West)	0	5.5	1.49
110750	Shore Drive (West) - Water Front	0.13	12.87	5.4
110800	E. Ocean View (New)	4.58	6.38	5.91
110850	E. Ocean View (New) - Water Front	-13.34	2.59	-6.11
110900	Bay Breeze	20.07	6.51	10.7
110950	Bay Breeze - Water Front	8.02	12.16	10.26
120100	Ridgewell (Ocean View)	-0.01	1.1	0.56
120200	Pamlico	-0.04	5.96	3.66
120300	Lenox	0	-2.05	-1.33
120400	Commodore Park	0	7.39	4.43
120450	Commodore Park - Water Front	0	3.44	2.06
120500	Hampton Gardens	0	-1.83	-1.13
120600	Albemarle	0.09	2.7	1.64
120700	Oceanair	0	1.5	0.99
120800	Bayview Park	0	4.55	3.08
120850	Bayview Park - Water Front	14.48	18.3	17
120900	Willoughby Terrace	-10.15	8.37	1.45
130100	Glenwood Park	0	-0.46	-0.32
130300	Lochaven	0.05	2.08	1.37
130350	Lochaven - Water Front	0	4.09	2.13
130355	Lochaven - Water View	0	3.19	1.9

130400	North Meadowbrook	0	0.33	0.23
130500	Meadowbrook	0.16	2.61	1.75
130550	Meadowbrook - Water Front	0	2.18	1.1
130600	Riverfront	0	5.55	3.54
130650	Riverfront - Water Front	0	6.6	3.14
130700	North Titustown	0	-0.67	-0.53
130800	North Shore Point	0	2.17	1.25
130850	North Shore Point - Water Front	0	2.07	1.02
130900	Rose Gardens	0	3.26	2.23
131000	Pinehurst	0	-2.96	-2.01
131055	Pinehurst - Water View	0	-0.44	-0.29
131100	Colony Point	0	3.99	2.77
131150	Colony Point - Water Front	0	3.25	2.08
131200	South Titustown	0	1.75	1.25
131300	Oak Grove	0	-4.47	-3.36
131350	Oak Grove - Water Front	0	1.26	0.68
131400	Talbot Park	0	-1.83	-1.11
131450	Talbot Park - Water Front	0	-4.09	-2.28
131500	River Point	0	2.64	1.77
131550	River Point - Water Front	0	1.41	0.62
140100	Edgewater	-0.04	-3.41	-1.74
140150	Edgewater - Water Front	1.05	3.07	1.92
140155	Edgewater - Water View	0	3.75	2.21
140200	West Larchmont	-0.12	2.1	1.13
140255	West Larchmont - Water View	-1	1.56	0.42
140300	East Larchmont	0	0.17	0.11
140350	East Larchmont - Water Front	0	7.13	3.39
140400	Edgemere	0.96	9.76	5.19
140500	Lamberts Point	0	-0.86	-0.68
140600	Colley Avenue	0	4.29	2.82
140650	Colley Avenue - Water Front	0	3.8	2.43
140700	North Colonial Place	0	2.85	2.13
140750	North Colonial Place - Water Front	0	1.74	0.94
140755	North Colonial Place - Water View	-0.17	1.89	1.27
140800	Riverview	0.15	0.72	0.57
140850	Riverview - Water Front	0	1.63	0.83
140900	South Colonial Place	0	7.77	5.68
140955	South Colonial Place - Water View	0	2.52	1.73
141000	Virginia Place	0	14.9	11.63



141100	Villa Heights	0	4.94	4.11
141200	Park Place	0	-0.37	-0.29
141300	Glen Haven	0	1	0.46
141350	Glen Haven - Water Front	0	-1.48	-0.69
141400	Cruser Place	0	-1.73	-1.13
141500	North Larchmont	0.01	2.63	1.41
141550	North Larchmont - Water Front	0.6	2.06	1.36
141600	Riverview Park	14.65	3.9	6.8
141650	Riverview Park - Water Front	0	4.05	2
141655	Riverview Park - Water View	15.08	-1.37	3.56
150100	West Ghent	0	1.69	1
150300	Ghent	0	1.42	0.83
150400	Botetourt Gardens	0	10.38	7.2
150600	Mowbray Arch	-0.2	-0.43	-0.36
150650	Mowbrah Arch - Water Front	0	3.4	2.27
150700	Downtown College Palce	0	-0.66	-0.52
150755	Downtown College Place - Water View	0	2.95	2.06
150800	Ghent Commons	0	10.28	6.89
151000	Historic Downtown	0	2.63	1.83
151050	Historic Downtown - Water Front	0	-0.11	-0.06
160100	West Berkley	0	0	0
160200	East Berkley	0.04	-0.03	-0.01
160300	Campostella	-0.02	-0.42	-0.32
160400	Campostella Heights	10.65	7.67	8.57
160450	Campostella Heights - Water Front	0	-1.73	-0.8
160500	Newton Park	0	15.24	11.13
170100	Monticello Village	-0.07	-1.68	-1.14
170200	Oakdale	0	3.91	2.34
170300	Colonial Heights	0	-0.39	-0.39
170400	Snug Harbor	0	-1.74	-1.18
170450	Snug Harbor - Water Front	0	-2.16	-1.42
170500	Cherokee Heights	0	-1.53	-1.04
170550	Cherokee Heights - Water Front	5.31	-2.1	0.73
170600	Forrest Park	0	0.71	0.47
170650	Forrest Park - Water Front	0	0.79	0.46
170700	South Bayview	0	-1.79	-1.25
170800	Denby Park	0	-6.05	-4.1
170900	Lincoln Park	0	0.27	0.23
171000	Miller Heights	0	-0.72	-0.57

171100	Mamie Properties	0	3.02	2
171200	Washington Park	0	6.19	5.19
180100	Suburban Park	0	1.73	1.28
180200	Suburban Acres	0	7.76	4.82
180250	Suburban Acres - Water Front	0	-2.69	-1.65
180300	Granby Park	0	-4.34	-2.88
180400	Cromwell Farms	0	2.24	1.44
180450	Cromwell Farms - Water Front	0.17	2.76	1.59
180500	Roland Park	0	-10.89	-6.71
180550	Roland Park - Water Front	0	-10.55	-6.86
180600	Lakewood	0	2.7	1.91
180650	Lakewood - Water Front	0	5.06	2.54
180700	Bolling Brook	0	1.5	0.82
180800	Ellsworth	-0.05	4.75	3.2
180850	Ellsworth - Water Front	0	3.72	2.41
180900	East Belvedere	-0.28	3.42	2.01
180950	East Belvedere - Water Front	0	2.33	1.35
190150	Beacher Point - Water Front	0	2.67	1.83
190200	New Lafayette Shores	0	1.83	1.26
190250	New Lafayette Shores - Water Front	0	1.56	0.98
190300	Kent Park	0	-0.9	-0.57
190350	Kent Park - Water Front	0	-6.22	-3.82
190400	Old Lafayette Shores	0	-1.67	-1.09
190500	Winona	0	-1.05	-0.66
190550	Winona - Water Front	0	-1.32	-0.64
190600	Willard Park	0	-1.36	-1.04
190700	Lafayette Residence Park	0	4.64	2.98
190750	Lafayette Residence Park - Water Front	0	4.35	2.1
190800	Gowrie Park	1.97	1.54	1.66
190850	Gowrie Park - Water Front	0	1	0.58
190900	Lafayette Terrace	0.75	-2.49	-1.44
191000	Lafayette Park	0.27	2.53	1.82
191100	Lindenwood	0.4	3.49	2.63
191200	Belmont Place	0.17	10.18	6.61
191300	West Ballentine	0	2.14	1.49
191400	East Ballentine	0	0.05	0.04
191550	Holly Point - Water Front	0	-0.46	-0.32
191600	Sunshine Homes	0	-1.46	-0.85
191700	Barraud Park	0	2.54	1.8



200100	Huntersville	0	0.76	0.58
200200	St. Julian - Princess Anne Road	0	6.14	4.29
200300	Haynes Tract	0	-3.51	-2.46
200400	North Brambleton	-0.06	-2.08	-1.67
200500	Middletown Arch	0	-0.94	-0.73
200600	South Brambleton	0	2.63	1.92
200700	Chesterfield	-0.01	-0.81	-0.55
200755	Chesterfield - Water View	0	-0.95	-0.54
200800	Stonebridge	0	-1.54	-1.23
200900	Broad Creek	0	0.63	0.52
201000	Attucks Square	0	-1.74	-1.49
201100	New Huntersville	0	-0.75	-0.67
201200	Spartan Village	0	4.24	3.39
201300	The Village of Broadcreek	2.49	-0.29	0.06
210100	Belaire	0	-1.39	-0.97
210150	Belaire - Water Front	10.07	2.86	5.13
210200	Wedgewood	0	2.61	1.7
210300	Tarrallton	0	-2.74	-1.72
210350	Tarrallton - Water Front	0	-2.64	-1.51
210400	North Camellia	-0.01	0.72	0.47
210450	North Camellia - Water Front	0	0.8	0.43
210500	Camellia Shores	0	-2.18	-1.61
210550	Camellia Shores - Water Front	0	-2.37	-1.28
210600	East Ocean View - Redmon Road	0	-1.4	-0.9
210650	EOV - Redmon Road - Water Front	0	2.52	1.39
210655	EOV - Redmon Road - Water View	0	-2.92	-1.25
220100	East Little Creek Road	0	-0.46	-0.31
220200	Larrymore Lawns	0.65	1.66	1.36
220300	Hunters Chase	0	1.05	0.85
220350	Hunters Chase - Water Front	5.74	1.4	2.34
220400	North Saratoga	0	1.69	1.14
220450	North Saratoga - Water Front	0	0.99	0.66
220500	Camellia Acres	2.23	-3.85	-1.84
220600	East Lynne	0	-0.75	-0.44
220650	East Lynne - Water Front	0	0.62	0.41
220700	South Saratoga	0	-4.7	-3.66
220750	South Saratoga - Water Front	0.41	1.21	0.96
220800	Meadowbrook Forrest	0	-3.29	-2.37
220850	Meadowbrook Forrest - Water Front	0	-0.84	-0.55

220900	Lakeland/Bromley	-5.73	3.18	-0.2
220950	Lakeland/Bromley - Water Front	4.88	-4.18	-0.52
221000	Glengariff	0	-1.34	-0.96
221050	Glengariff - Water Front	0	-1.4	-0.91
221100	Azalea Acres	0	0.76	0.5
221150	Azalea Acres - Water Front	0	-1.36	-0.79
221155	Azalea Acres - Water View	0	-2.6	-1.49
221200	Idlewood/Loam Street	0	-0.69	-0.47
221300	South Azalea Acres	0	-1.67	-1.25
221350	South Azalea Acres - Water Front	0	-1.93	-1.37
221500	Wilburn Farms	-0.13	-0.61	-0.47
221550	Wilburn Farms - Water Front	0	-0.18	-0.11
221600	The Gardens	0	-1.16	-0.87
221650	The Gardens - Water Front	1.14	12.38	7.1
230100	Oakwood Terrace	0	5.81	4.2
230200	Oakmont - St. Andrews Place	0	1.2	1.1
230300	Coronado	0	0.54	0.39
230400	Norview Townhouses	0	-1.32	-1.19
230500	Rosemont	0	-6.38	-5.1
230600	Greenhill Farms	0	-2.38	-1.85
230700	Sewells Gardens	0.34	-0.3	-0.06
230800	Norfolk Gardens	0	-1.64	-1.08
230900	East Norview	0	1.26	1.05
231000	Norview	0	-1.42	-0.99
240100	Estabrook	0	-0.45	-0.3
240200	Greenwood	0	3.66	2.39
240300	Brandon Place	1.01	1.89	1.63
240400	Norvella Heights	0	-2.07	-1.42
240500	Elmhurst	0	-3.56	-2.43
240600	Overbrook	0.48	-3.3	-2.01
240700	Pennystown	0.09	-0.89	-0.56
240800	North Fox Hall	0.84	4.23	3.27
240900	Coleman Place	0	-2.04	-1.37
241000	Fox Hall	0.02	-0.8	-0.57
241100	Norvella Heights	0	-1.48	-1.26
241200	West Estabrook	0	2.52	1.61
241300	South Coleman Place	0	-1.19	-0.86
241400	Estabrook Park	0	-1.41	-0.87
250100	Lansdale	0	-0.14	-0.1



250200	Lansdale East	0.25	-1.55	-1.11
250400	Fox Hall/Norcova	-14.86	-2.33	-6.94
250450	Fox Hall/Norcova - Water Front	0	-1.56	-0.93
250500	River Oaks	0	-1.19	-0.85
250600	Raby Road	0	1.77	1.15
250700	Tucker Place	0	-2.42	-1.64
250900	Broad Creek Shores/Anna Street	0	-3.3	-2.4
250950	Braoad Creek Shores/Anna Street - Water Front	0	-5.3	-3.77
251000	Poplar Halls	0	3.24	2.13
251050	Poplar Halls - Water Front	0	-0.97	-0.58
251100	Ingleside Terrace	0	-1.25	-0.79
251200	Waverly/Stuart Circle	0	-1.45	-1.24
251250	Waverly/Stuart Circle - Water Front	0	3.73	2.8
251300	Sandy Bay/Halter Lane	0	-3.76	-3.12
251350	Sandy Bay/Halter Lane - Water Front	0	-2.14	-1.53
251400	Ingleside	0.58	1.15	0.96
251450	Ingleside - Water Front	0	-2.85	-1.79
251500	Elizabeth Park	0	2.54	2.01
251550	Elizabeth Park - Water Front	0	-3.14	-1.81
251600	Wayside Manor	-18.12	-2.84	-8.05
251700	South Easton Place	0	-4.13	-2.87
251800	North Easton Place	0	0.69	0.53
251900	Woodbine	0	8.85	6.54
251950	Woodbine - Water Front	0	-1.94	-1.15
252000	River Forest Shores	0	1.49	1.07
252050	River Forest Shores - Water Front	0	6.49	4.12
252100	Pleasant Point	0	7.9	5.97
252150	Pleasant Point - Water Front	0	0.75	0.48
252200	Arch Cove Court	0	-2.52	-2.07
252250	Arch Cove Court - Water Front	0	-2.39	-1.76
252300	South Ingleside	0	-0.93	-0.63
252350	South Ingleside - Water Front	0	-1.76	-1.01
252400	Lansdale North	0	2.21	1.48
252550	Rivers Edge - Water Front	0	-0.46	-0.34
260100	Janaf Place	0	-3.64	-2.64
260200	Admiralty Acres	0	0.85	0.59
260300	Lake Terrace	0	3.04	1.75
260350	Lake Terrace - Water Front	0	1.54	0.8
260500	Fairlawn Estates	0	-4.46	-3.18

260600	Maple Hall/Hollywood	0.26	4.69	3.16
260800	Stoney Point	0	-6.59	-5.54
260900	North Glenrock	0.17	-2.26	-1.21
261000	South Glenrock	0	-2.29	-1.49